

**Foxborough Planning Board  
Meeting Minutes  
December 13, 2012  
Town Hall**

**Members Present:** Kevin Weinfeld, William Grieder, Gordon Greene, Ron Bressé, Shannon McLaughlin

**Members Absent:** Alternate John Rhoads

**Also Present:** Planner Sharon Wason

**7:00 p.m. Review of old/new business**

**Planner's Report**

Sharon Wason stated that her eye problem is doing better; she has an appointment on December 31<sup>st</sup> at 8:00 a.m. for follow-up.

**Zoning for Medical Marijuana dispensaries** – S.Wason stated that she and W.Grieder have been contemplating and researching Medical Marijuana zoning regulations. If a Public Hearing is advertised in February and the hearing is opened and continued, this would give the town a moratorium of sorts. The state still has to come up with regulations. The law becomes effective January 1, 2013. Regulations are needed for appropriate locations and regulations for the town.

**Pleasant Street trees** – the trees have been taken down by the Town as they were victims of the recent storms.

Ms. Wason will be out of the office from January 17<sup>th</sup> – January 23<sup>rd</sup>, 2013.

**Foxboro Sports Center** – S.Wason and other departments met with Rich Touzos of the Foxboro Sports Center. Mr. Touzos has purchased the Pride Building Specialties property next to the rink and is looking to add a third rink and additional parking to the site. They are looking to have it operational by next September.

**Transit Needs Survey** –S.Wason stated that 64 comments have been received on transit needs.

**7:15 p.m. Public Hearing – Special Permit  
Accessory Apartment  
43 Willow Street  
Michael & Melissa Kessler**

Michael & Melissa Kessler were present as well as contractor Mark Sullivan. They have a 16 acre property and would like to add an in-law apartment of 624 sq. ft. onto their existing home. They have submitted a letter which addresses the standards of the Special Residential Regulations.

No abutters were present.

All fees have been received and they will drop off a check for the Public Hearing costs.

The 1,200 gallon septic tank has been replaced with a 1,500 gallon tank.

There is a typo on the plans the addition will be 20 x 16 not 20 x 9.8.

The Fire Department has approved the application.

William Grieder stated that this application meets the zoning criteria on 8.1.2, S.Wason agreed. There is sufficient on site parking and no screening will be necessary.

**Motion** by Gordon Greene to close the Public Hearing. Seconded by Ron Bressé. Unanimous Affirmative Vote (5:0)

**Motion** by W.Grieder to approve the Special Permit with the following conditions

1. This permit is specific to the petitioner. It is not transferable, nor shall it run with the land.
2. Occupancy of the second unit shall be limited to Mr. Kessler's mother, Helen Kessler. This Permit shall expire upon the home being sold or when the petitioner's mother no longer resides in the unit.
3. The kitchen facilities of the accessory apartment shall be removed when the accessory apartment is no longer needed unless the Planning Board determines the facilities (as altered or modified) are incidental and subordinate as an accessory use to a single-family dwelling.
4. This Special Permit shall be recorded at the Registry of Deeds and referenced to the deed of the parcel prior to its taking effect. A copy of the recording information shall be supplied to the Building Commissioner and Planning Office prior to a Building Permit being issued.
5. Any change(s) from this permit or any of its conditions deemed substantive by any Town official shall be submitted for review to the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s).

Seconded by R. Bressé. Unanimous Affirmative Vote (5:0)

Mr. Sullivan stated that he will submit corrected copies of the plan.

## **7:45 p.m. General Business**

### **Andy Felix Plan – Compost Site**

S.Wason informed the Board that Mr. Felix dropped off a plan for the East Belcher Road site. He will be meeting with Conservation on Monday. He will be placed on the January 10, 2013 agenda.

### **FY 14 Budget**

S.Wason stated that the budget numbers are the same as last year. The budget is requested to be level funded. She will be requesting a ½ time GIS analyst and planner. This is so she could concentrate on Grant writing. Right now the department is being more reactive instead of planning. The Board noted that the part time position is not on the Town Manager's list of new positions. Ms. Wason stated that other departments would benefit from a GIS person besides Planning such as the Fire Department, the Assessors and the DPW. The department has spent money on a GIS program in the past, but it is out of date now. Engineering consultant monies could be encumbered for the software, funding would be needed to hire a person.

### **Municipal Housing Trust**

The Board discussed the need for sewer service areas in order to write the zoning. This would be for economic development and the critical needs area. A Special Town Meeting for the Regional Sewer Plant will be held in early March.

The MAPC may provide DLTA assistance.

The Board feels that people will focus on the part of the report that says more housing.

The Board would like to call John Gray about the trust, he can work with the Planning Board to minimize the impact or live with the consequences.

The Board discussed having a Board of Trustees versus Town Manager control. There is an October 12<sup>th</sup> memo on how the regulations should be written. The Board discussed submitting the regulations for the upcoming Town Meeting or having regulations submitted to the Board of Selectmen for adoption after the article is adopted. The Board will need to meet with the Advisory Committee.

### **Discussion concerning the Master Plan**

The Board met with Kathy McCabe to discuss the preliminary draft of the Master Plan. G.Greene noted that the downtown cannot experience any growth without sewer. The Sewer Agreement is needed with Mansfield in order for the town to get any tax revenue from the old Fire Station, the town owned Funeral Home property, etc. He does not see any reference to this in the draft. Ms. McCabe stated that she needs to see the Inter Municipal Agreement in order to incorporate it into the draft.

The Board discussed downtown parking and pedestrian access to the Common.

A Downtown Committee is needed made up of both residents and business members.

W.Griender would also like to see data, including demographics, at the end of the topics that summarize them. This could be a graph, table, or whatever is appropriate for any given topic.

In regards to the Town Owned Property listing, the Board would like the addresses of the subsidized housing removed from the table, a reference to the number of units or number of acres could be used instead.

In the list of Commercial Properties, there is still some missing. The value of Patriot's Place should be taken out as the town owns the land and the Patriot's are leasing it.

The Board would like to add a section that shows the increased values to downtown if the old Fire Station and Funeral Home are included.

Preservation of the downtown is needed.

If the Board has any other comments or corrections, please send them to Ms. McCabe.

**9:25 p.m.** Meeting adjourned.

Respectfully Submitted,  
Diana Gray

Approved by: Kevin Weinfeld Date: 10/24/13